

# City of Northampton

## MASSACHUSETTS

In the Year Two Thousand Twenty

Two-Family By- Right  
Ordinances 3 of 10

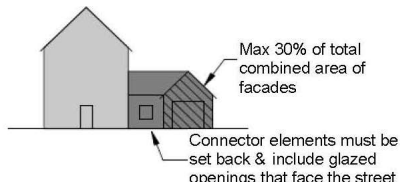
Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

### 20.165 An Ordinance Relative to Two-Family By Right - Amendment to URB-URC Tables of Use

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended to allow two-family homes/lots by-right in most of the residential districts within the City.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend 350 Attachment 7, 8 for URB and URC tables with additions and strikethroughs follows, with ***no other changes to those attachments:***

|  | FOR URB, URC   |
|--|--|
| Lot Dimension Requirements   | Layout Setbacks <del>for all uses.</del> <u>See additional form/layout requirements for two-family below in "Uses Allowed by Right"</u>  |
| <b>Lot Size</b><br><u>Single or Two family: 3,750 ft<sup>2</sup></u><br><br><u>3+ units: 2,500 ft<sup>2</sup> minimum (min) per unit</u><br>Frontage/Width = 50' Min.<br>Depth = 75' Min.<br><br><u>Detached accessory structure/garage/storage = 10' behind front of principal structure, 4' (side and rear lot line)</u>   |  |
| <b>Design Standards Illustrated</b><br>Planning Board may waive, by site plan approval elements 2, 3, 4 <u>below</u> if it can be shown that a different design meets a pedestrian-scale design that encourages public/private transition and interface (e.g. similar elements facing internal courtyards or private streets)  |  |
| <del>1. If a attached garages/ or other parking structures that face the street, is attached, it must be set</del><br><u>a) The front face of the garage must be stepped back 120' from the house façade; and</u><br><u>b) The garage/structure shall comprise no more than 30% of the front facade of the primary structure, unless the garage is stepped back from the façade by 20'(A).</u> | <div><div><div>Primary Structure</div><div>Garage or Parking Structure</div><div>Area</div></div><div><p>Max 30% of total combined area of facades</p><p>Connector elements must be set back &amp; include glazed openings that face the street</p></div></div> <div>DELETE:</div> |

The criteria above does not apply to residential structures that are either behind another principal structure which is along the street front or if the structure is setback 40' or more from the front lot line.

c) The side setback may be 10' for the garage only when not used as workshop/storage/living area etc.

- See additional specific criteria for 2-family homes



ADD:

### **USES ALLOWED**

#### **Uses Allowed By Right:**

- Two – family less than 3,400 sf total of new construction
- ~~Attached (to a single family) accessory dwelling unit not to exceed 900 F<sup>2</sup> Gross Living Area. See 350-10.10. Same setback as for principal structures.~~

#### **Site Plan Approval required for the following:**

- Any Construction (other than for a single family home or two-family less than 3,400 sf) greater than 2,000 ft<sup>2</sup>
- Two single-family dwellings per lot
- Two-family, greater than 3,400 sf total of new construction

#### **Special Permit Approval required for the following uses by Planning Board unless otherwise noted:**

- ~~Detached Accessory Dwelling Unit see 10.10 — Zoning Board of Appeals Special Permit~~